



Fentham Road, Hampton-in-Arden

£535,000





PROPERTY OVERVIEW

This beautifully presented three bedroom cottage style property is located in the heart of Hampton In Arden and provides a ready to move into home for a young family or professional couple. Having been updated and renovated by the present owners with a newly fitted kitchen, bathroom, utility room and central heating boiler the property provides the sought after combination of a traditional property in fully modernised condition throughout. Being set behind a block paved driveway with parking for two vehicles the property provides potential purchasers with:- living room, re-fitted breakfast kitchen, dining room overlooking the rear garden, guest WC, refitted utility room, three excellent bedrooms and a modern shower room. To the rear is a private & well established garden which can be accessed either from the breakfast kitchen or the dining room.

Viewing is by prior appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: F

Tenure: Freehold

- Three Bedroom Character Cottage
- Beautifully Presented Throughout
- Ideally Located For School & Train Station
- Living Room & Dining Room
- Re-fitted Breakfast Kitchen
- Good Size Utility Room
- Storage Garage & Driveway Parking
- Established Rear Garden



LIVING ROOM

15' 10" x 14' 0" (4.82m x 4.27m)

BREAKFAST KITCHEN

13' 10" x 9' 5" (4.22m x 2.87m)

DINING ROOM

13' 3" x 12' 11" (4.04m x 3.93m)

WC

UTILITY ROOM

FIRST FLOOR

BEDROOM ONE

13' 11" x 11' 4" (4.25m x 3.46m)

BEDROOM TWO

13' 3" x 9' 10" (4.04m x 3.00m)

BEDROOM THREE

10' 9" x 5' 10" (3.27m x 1.78m)

SHOWER ROOM

TOTAL SQUARE FOOTAGE

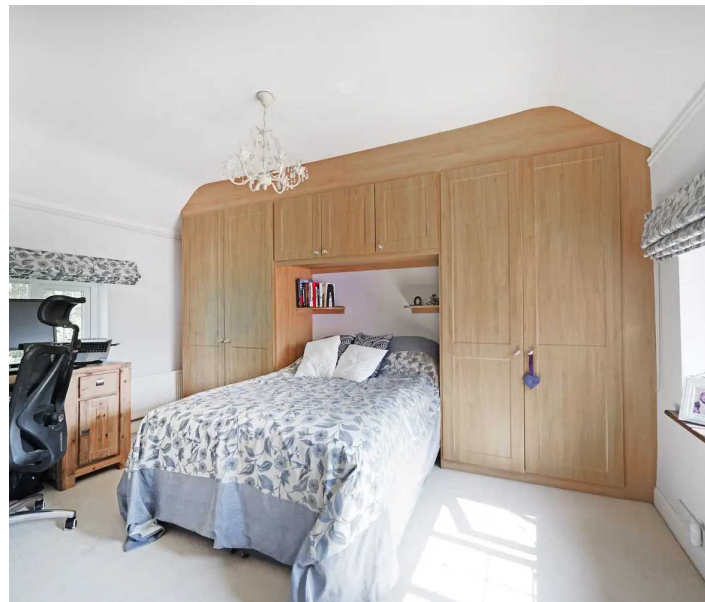
Total floor area: 119.0 sq.m. = 1281 sq.ft. approx.

OUTSIDE THE PROPERTY

PRIVATE WELL ESTABLISHED REAR GARDEN

PARKING FOR TWO VEHICLES

STORAGE GARAGE



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, two fridge freezers, dishwasher, all carpets, all blinds, all light fittings, a garden shed and a wine fridge.

ADDITIONAL INFORMATION

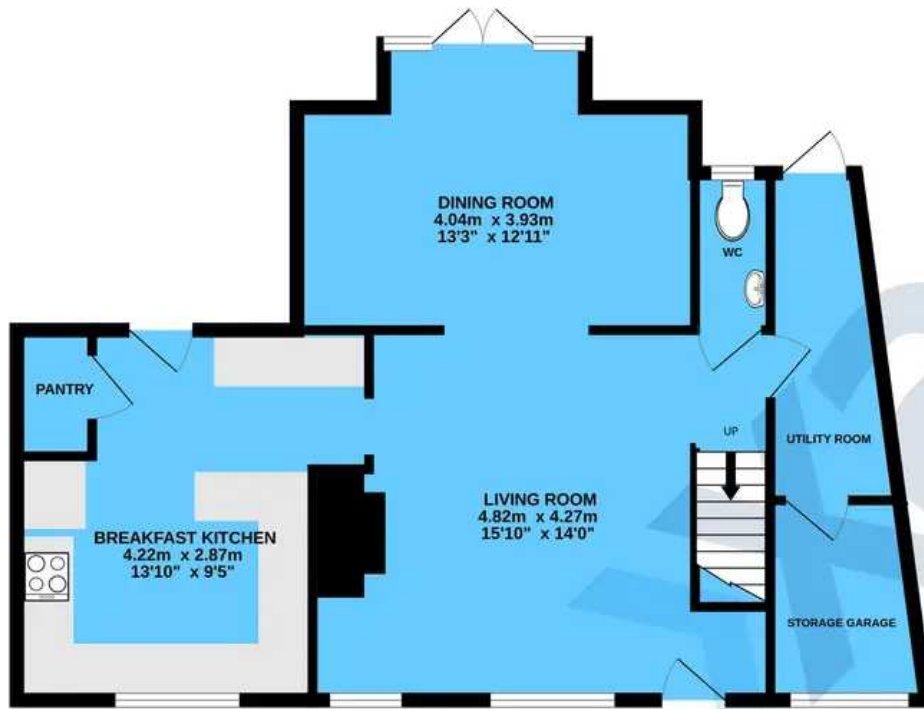
Services - mains gas, electricity and mains sewers.
Broadband - Utility Warehouse. Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 119.0 sq.m. (1281 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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